

AN ORDINANCE REPEALING SECTION 1103.07 OF THE ZONING CODE

WHEREAS, this Council has not amended zoning fees since 1995; and

WHEREAS, this Council wishes to be able to amend zoning fees from time to time in accordance with an approved schedule to be kept on file on the Zoning Inspector's office.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Richfield, State of Ohio:

SECTION 1. That Section 1103.07(a) as it existed prior to the effective date of this Ordinance be, and the same hereby is, repealed.

SECTION 2. That Section 1103.07(b) be recaptioned "Additional Fees."

SECTION 3. This Ordinance shall take effect and be in force from and after the earliest period allowed by law.

PASSED: March 21, 2000

Michael J. Lyons
President of Council

Ronald W. Larsen
Mayor

Dated: 3/22/2000

ATTEST:
Carole Gibson
Clerk of Council

1103.06 SPECIAL ZONING ORDERS BOOK

The Zoning Inspector shall keep a book, to be known as the Zoning Orders Book, in which he or she shall list, with a brief description, all authorizations for all certificates. Each item shall be assigned a number when entered. All zoning records shall be open to public inspection. (Ord. 21-1983. Passed 11-1-83.)

1103.07 PAYMENT OF FEES.

(a) EDITOR'S NOTE: The fees for the zoning certificates and conditional zoning certificates are established by Ordinance 64-1995 and which is on file in the Zoning Inspector's office.

(b) When the Planning and Zoning Commission finds it necessary to maintain a strict record of public hearing procedures, or when the Commission deems it necessary to cause special studies to be made, the applicant shall bear all direct and related costs. (Ord. 67-1989. Passed 9-19-89.)

1103.08 COMPLIANCE REQUIRED; USES NOT PERMITTED ARE PROHIBITED.

No building shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or land be used, in a manner which does not comply with all of the district provisions established by this Zoning Code for the districts in which the building or land is located. Uses which are omitted from this Zoning Code, not being specifically permitted, shall be considered prohibited until, by amendment, such uses are written into this Zoning Code. (Ord. 21-1983. Passed 11-1-83.)

1103.09 VIOLATIONS A NUISANCE; REPORTS TO ZONING INSPECTOR.

Buildings erected, altered, moved, razed or converted, or any uses of land or premises carried on, in violation of any provision of this Zoning Code, are hereby declared to be a nuisance per se. Any building or land use activity which violates any provision of this Zoning Code shall be reported to the Zoning Inspector. (Ord. 21-1983. Passed 11-1-83.)

1103.10 INSPECTIONS; ORDERS TO CORRECT.

The Zoning Inspector shall investigate each alleged violation and shall, in writing, order the correction of all conditions which are found to be in violation of this Zoning Code. (Ord. 21-1983. Passed 11-1-83.)

1103.11 CORRECTION PERIOD.

All violations shall be corrected within a period of thirty days after the written order pertaining thereto is issued, or within a longer period of time as indicated by the Zoning Inspector in a written order. Any violations not corrected within the specified period of time shall be reported to the Director of Law, who shall initiate prosecution procedures. (Ord. 21-1983. Passed 11-1-83.)

1103.99 PENALTY.

Unless otherwise specifically provided for, the owner of any building or premises or part thereof where anything in violation of this Zoning Code is placed or exists, and any tenant or occupant of such building or premises, and any architect, builder or contractor who assists in the commission of any such violation, and any person who violates any of the provisions of this Zoning Code or fails to comply therewith, is for each violation, guilty of a misdemeanor and, upon conviction thereof, shall be fined not less than one hundred dollars (\$100.00) nor more than one thousand dollars (\$1000.00). Each day of such a violation or failure to comply shall constitute a separate offense. (Ord. 21-1983. Passed 11-1-83; Ord. 64-1995. Passed 9-5-95.)